

Chadds Ford Township
Delaware County, Pennsylvania
FEE SCHEDULE
RESOLUTION No. 16 of 2024

GENERAL RULES, REGULATIONS, AND PROCEDURES

1. Application forms are available on the Township website, www.ChaddsFordPA.gov or at the Township Office. Checks in payment of Township fees and escrows shall be made payable to "**Chadds Ford Township**". **Separate checks are required for the application fee and escrow.**
2. **PERMIT FEES:** All Permit fees are due upon issuance of Permits, NOT with the permit applications unless otherwise noted within this Fee Schedule.
3. **FILING FEES:** Filing fees reimburse the municipality for indirect, unliquidated, and overhead expense incurred during each review process for a particular application. Filing fees are payable at the time the application is submitted.
4. **COMMONWEALTH OF PENNSYLVANIA UCC FEE:** A \$4.50 fee shall be assessed to all permits as prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry.
5. **TRANSFER OF ISSUED PERMIT FEE:** The amount of \$50 will be assessed for the transfer of any permit previously issued to a different contractor.
6. **PENALTY FOR FAILURE TO OBTAIN PERMIT/MISREPRESENTATION:** The Township will assess double the applicable permit fees as a penalty for any misrepresentation made and/or work commenced without the issuance of proper permits.
7. **BUSINESS PRIVILEGE TAX REGISTRATION:** Any business and/or person(s) engaging in business within the Township must register prior to January 30th of that calendar year, or within thirty (30) days of commencing business in the Township. Please contact MRRS, the collection agent, at 610.565.1396 or www.MRRSLLC.com.
8. **REIMBURSEMENT AGREEMENT:** The purpose of a Reimbursement Agreement is to ensure the Township is paid for recoverable expenses of the Townships' consultants for work performed on specific projects. The Property Owner must complete a Reimbursement Agreement for all applications that require review by Township consultants. Individuals improving or developing a single lot, after subdivision has taken place, shall also execute a Reimbursement Agreement. A Reimbursement Agreement must be completed before a meeting with the Township consultants can be scheduled. The establishment of an Escrow Fund is also required, per paragraph 7. below.
9. **INVOICING FOR RECOVERABLE EXPENSES:** Invoices for recoverable expenses will be issued by the Township Treasurer and are payable upon receipt. A finance charge of ten percent (10%) will be added to balances outstanding for more than thirty (30) days. No final approved plan will be released by the Township for recording until all accounts have been settled.
10. **ESCROW FUND ACCOUNTS:** An Escrow Fund is required by the Township to ensure that recoverable costs and expenses incurred as the result of Township consultants' work on a project/application are paid. Escrow fund amounts are set forth in this Fee Schedule and are payable at the time the application is made. If escrow funds are required, the Township will establish an individual escrow account for each application. Escrow funds will be held in total until the project/application is finalized and will not be used to pay invoices for recoverable expenses. All escrow funds shall be returned to the applicant after completion or written cancellation of the project/development and payment of all outstanding invoices.
11. **PUBLIC SEWER CONNECTION:** Review by the Sewer Authority is required when an application proposes

a public sewer connection. Please contact the Sewer Authority directly for further instructions (610-388-3300, extension 107).

- 12. ACT 247 REVIEW:** The Property Owner/Applicant is required to submit plans and pay all review fees necessary for Act 247 Review. See delcopa.gov/planning/pdf/FeeSchedule.pdf for the Act 247 review application form and fee schedule. All paperwork and checks (made payable to "Delaware County Treasurer") should be submitted to Chadds Ford Township with the application.
- 13. RECORD PLAN:** Property Owner/Applicant is responsible to have the executed plan recorded at the Delaware County Recorder of Deeds Office and to pay any fees applicable, (make checks payable to "Delaware County Treasurer").
- 14. BLIGHT ACT:** In accordance with provisions of 53 Pa. C.S.A. §6131, if any Property Owner/Applicant fails to pay any Township/Sewer Authority real estate tax bills, invoices, or fees when due, and/or satisfy any outstanding judgements, the Township shall refuse to accept any additional applications for zoning, sign, land disturbance, building, plumbing, electrical and/or mechanical permit, subdivision/land development applications, conditional use applications, or any other applications submitted to the Township requiring the issuance of a permit or approval, including certificates of occupancy, until such time as all delinquent bills, invoices, fees, and/or judgments are paid in full or marked satisfied. The Township shall not deny a permit to a Property Owner/Applicant if the permit is necessary to correct a code violation or to insure the health, safety, and welfare of the general public. Nor shall the Township's permit denial apply to Property Owner/Applicant's delinquencies at issue if same are under appeal or otherwise contested through a court or administrative process per the MPC Section 503(1)(i).
- 15. ADDITIONAL FIELD INSPECTIONS:** Any field inspection that requires more than two (2) site visits by the Township Building Inspector due to contractor absence and/or incomplete work (including footings, foundation, framing, plumbing and/or final inspections) will incur a fee of \$130 for each additional site visit.
- 16. RETURNED CHECKS FOR INSUFFICIENT FUNDS:** Any check returned for ISF or any other reason will incur a fee equal to the bank charges plus \$25.

PLEASE ADHERE TO THE FOLLOWING TIMES GOVERNING CONSTRUCTION HOURS Construction work, activity or the use of domestic power tools are not exempt from the Township's Noise Ordinance, Chapter 89 except as follows: Section 89-6 F. and 89-6 G. Exemptions, "Sounds emanating from construction work and/or the repair of any structure, but only between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and on Saturday between the hours of 9:00 a.m. and 5:00 p.m.," and "Sounds emanating from the use of domestic power tools: any mechanically powered saw, drill, sander, grinder, lawn or garden tool, lawn mower, blower, powered trimmer or similar device used outdoors in residential areas between the hours of: 8:00 a.m. and 5:00 p.m. on Saturdays, Sundays and legal holidays; and 7:00 a.m. and 7:00 p.m. Monday through Friday."

CHADDS FORD TOWNSHIP APPLICATION SUBMISSION REQUIREMENTS

PERMIT APPLICATION REQUIREMENTS TO INCLUDE: *Building Permit, Demolition Permit, Electrical Permit, Fire Alarm Permit, Mechanical Permit, Plumbing Permit, Sprinkler Permit and/or Zoning Permit*

- _____ (1) One completed Township Permit Application Form relevant to work being performed.
- _____ (1) Written Contract between homeowner or business authorizing contractor to perform Work (e.g., Written contract, written agreement, Invoice, Summary, Purchase Order, etc.).
- _____ Photocopy of contractor registration with the State of Pennsylvania (717-787-3391) (RESIDENTIAL ONLY)
- _____ Proof of Liability and Workers' Compensation Insurance with CHADDS FORD TOWNSHIP designated as the Certificate holder.
- _____ (2) Two Copies of Plans/Plats relevant to work being performed (22" x 34" preferred).
- _____ (2) Two Copies of necessary specifications relevant to work being performed (e.g. HVAC Unit Specifications, Generator Specifications, etc.).

GRADING, EROSION, SEDIMENTATION CONTROL AND STORMWATER MANAGEMENT APPLICATION REQUIREMENTS

- _____ (2) Two completed Township Grading Permit Applications (including completion of Grading Permit Application Checklist).
- _____ (3) Three Sets of Plans/Plats relevant to Grading, Erosion, Sedimentation Control and/or Stormwater Management (no smaller than 22" x 34").
- _____ (2) Sets of Stormwater Management Reports.
- _____ (2) Copies of an Environmental Impact Study (if appropriate).
- _____ (1) Electronic copy of entire submission.
- _____ Application Fee and Escrow as per the Township Fee Schedule.
- _____ Zoning Permit for Building Inspector to review (See and complete checklist above).
- _____ Any other necessary permits relevant to work being performed e.g., building, demolition, etc. (See and complete Checklist Above).

In order to avoid delays, please make sure the application is complete. Payment of Permit fee(s) is due upon issuance of permit, not at the time of application, except if otherwise noted.

PLEASE ADHERE TO THE FOLLOWING TIMES GOVERNING CONSTRUCTION HOURS
Construction work, activity or the use of domestic power tools are not exempt from the Township's Noise Ordinance, Chapter 89 except as follows: Section 89-6 F. and 89-6 G. Exemptions, "Sounds emanating from construction work and/or the repair of any structure, but only between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and on Saturday between the hours of 9:00 a.m. and 5:00 p.m.," and "Sounds emanating from the use of domestic power tools: any mechanically powered saw, drill, sander, grinder, lawn or garden tool, lawn mower, blower, powered trimmer or similar device used outdoors in residential areas between the hours of: 8:00 a.m. and 5:00 p.m. on Saturdays, Sundays and legal holidays; and 7:00 a.m. and 7:00 p.m. Monday through Friday."

SECTION 1. CONSULTATION WITH TOWNSHIP PROFESSIONALS.

\$150 plus standard hourly fees of Township Consultant (Reimbursement Agreement Required).

SECTION 2. SUBDIVISION AND LAND DEVELOPMENT.

A filing fee and escrow deposit are payable at the time of each application (sketch, preliminary and final). Separate checks shall be submitted by the applicant to cover the amounts identified. The Zoning Officer shall determine, at the time of the Preliminary Application, what classification a project is considered. At the time of filing the Township Staff shall verify that the Application, Plans, and the Professional Services Agreement are complete, and all fees are paid, at which time the application shall be considered "filed."

A Property Owner/Applicant seeking waiver of preliminary plan approval, also known as a Preliminary/Final Plan application, is required to pay two (2) times the application fee and two (2) times the escrow amount at the time of application.

When a SALDO application proposes a public sewer connection, review by the Township's Sewer Authority is required. Please contact the Sewer Authority Manager directly for further instructions.

If a Final Plan for Subdivision/Land Development is submitted more than one (1) year after Conditional Approval of a Preliminary Plan, in addition to the applicable Final Plan Application Fees, an additional fee of one-half (1/2) of the fee for the Preliminary Plan shall be paid to the Township.

A. Sketch Plan Fees.

Sketch Plan

Non-Refundable Filing Fee

\$350*

Escrow

\$1,500

*Application fee does not start the MPC Time Clock

B. Residential Subdivision/Land Development Fees.

Fees are applicable for both Preliminary and Final Applications. A Property Owner/Applicant seeking a waiver of Preliminary Plan Approval, also known as a Preliminary/Final Plan application, is required to pay two (2) times the Application Fee and two (2) times the Escrow amount at the time of application.)

Minor Subdivision/ Land Development
(2 Lots) or Lot Line Change

\$1,200

\$1,500

Major Subdivision/
Land Development "A"
(3 to 7 Lots or DU)

\$1,500 plus
\$125 per lot or
dwelling unit

\$3,500 plus
\$275 per lot or
dwelling unit

Major Subdivision/ Land Development "B"
(8 to 20 Lots or DU)

\$2,000 plus
\$125 per lot or
dwelling unit

\$3,500 plus
\$275 per lot or
dwelling unit

Major Subdivision/ Land Development "C"
(21 Lots or more)

\$3,000 plus
\$200 per lot or
dwelling unit

\$5,000 plus
\$275 per lot or
dwelling unit

C. Mixed Use Subdivision/Land Development Fees.

(Fees are applicable at both Preliminary and Final Applications)

Subdivision/
Land Development

\$3,500 plus
\$275 per lot or
dwelling unit

\$5,000 plus
\$750 per lot or
dwelling unit

D. Non-Residential Subdivision/Land Development Fees.

(Fees are applicable at both Preliminary and Final Applications)

Subdivision/
Land Development

\$2,500 plus \$350
per lot, building,
or addition

\$5,000 plus
\$750 per lot,
building,
or addition

E. Planned Residential Development/Multi-Family Dwellings.

(Fees are applicable at both Preliminary and Final Applications)

Subdivision/ Land Development	\$5,000 plus \$125 per lot or dwelling unit	\$4,000 plus \$275 per lot or dwelling unit
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F. Mobile Home/Modular Home Parks.

(Fees are applicable at both Preliminary and Final Applications)

Minor Subdivision/Land Development (1 to 2 Lots)	\$1,075	\$1,200
Major Subdivision Multi-Family Dwellings or SALDO (3 to 7 Lots or DU)	\$1,500 per plan plus \$125 per lot or dwelling unit	\$3,500 plus \$275 per lot or dwelling unit
Major Subdivision/ Multi-Family Dwellings or SALDO (8 or more Lots or DU)	\$2,000 per plan plus \$125 per lot or dwelling unit	\$3,500 plus \$275 per lot or dwelling unit

<u>G. Lot Line Change.</u>	\$1000	\$850
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<u>H. Development of Single Lot (after subdivision).</u> Escrow - To be established by Township Manager	None
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<u>I. Planning Module (PA DEP).</u>	\$350	N/A
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SECTION 3. ZONING/CONDITIONAL USE.

A. Zoning Hearing Board Applications.

Variance Applications, Special Exception Applications, Interpretations and Challenges of Determinations of the Zoning Officer.

	<u>Non-Refundable Application Fee</u>	<u>Escrow</u>
Residential DU/Accessory Structures (Residential ICC R3 and R4 Uses)	\$1,000	
Commercial, Office and Multi-Family Residential (All Other ICC Uses)	\$1,500	
Non-profit Organization	\$750	N/A
Challenge to Validity of Zoning Ordinance	\$7,500	\$5,000
All Other Appeals/Applications before the ZHB	\$1,500	
Continued/Additional Hearing Fee	\$500	N/A

B. Conditional Use.

Residential:	1 Lot	\$2,500, plus \$500 Admin. Fee	N/A
	2 – 3 Lots	\$3,500, plus \$500 Admin. Fee	N/A
	4+ Lots	\$4,500, plus \$500 Admin. Fee	N/A
Commercial:	B & B-1 Zoning	\$3,500, plus \$750 Admin. Fee	N/A
	PBC, PBC-1, & POC	\$4,500, plus \$750 Admin. Fee	N/A
	LI & LI-1	\$5,500, plus \$750 Admin. Fee	N/A
	Undeveloped Land, Any Zoning	\$7,500, plus \$1000 Admin. Fee	N/A

Continued/Additional Hearing Fee	\$500	NA
<u>C. Liquor License Transfer.</u>		
Inter-municipal Liquor License Transfer (IMLLT)	\$1,000	\$2,000
Continued/Additional Hearing Fee for (IMLLT)	\$500	N/A

<u>D. Zoning Amendments.</u>		
Zoning Ordinance/Text Amendment	\$5,000	\$5,000
Curative Amendment	\$7,500	\$5,000
Amendments to the Zoning Map	\$5,000	\$5,000
Planned Residential Development (PRD) Application	\$2,000	\$5,000

<u>E. Written Zoning Opinions/Compliance Letters.</u>	\$200.00 each	
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F. Sign Permits.

Permanent Signs

Public Utility or Municipal Activity	No Cost
Professional, Commercial, and Non-Residential	\$150
Residential (When associated with an In-home Occupation)	\$50
All Others	\$100

(Additional fees may be imposed if on-site Engineering inspection or review is required. In addition, the applicant shall provide an Insurance Certificate if requested.)

<u>Temporary Signs</u>	\$85
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G. Zoning Permits for Construction within the R-3 and R-4 Use Groups.

(In addition to any applicable Subdivision and/or Land Development costs)

New Dwelling Unit	\$150 Each
Additions to existing dwelling unit	\$150
Accessory Buildings/Structures	\$75

(This item includes storage sheds, detached garages, uncovered decks, and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than fifteen hundred square feet (1,500 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.

Fences within the R-3 and R-4 Use Groups	\$75
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H. Zoning Permits for Construction within all other Use Groups.

(In addition to any applicable Subdivision and/or Land Development costs)

New Construction	\$150
Additions/Fit-Outs to existing space	\$150
Accessory Buildings/Structures	\$200

(Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)

	Non-Refundable	
	<u>Application Fee</u>	<u>Escrow</u>
Multi-Family Uses	\$150 plus \$20 per DU	

I. Well Permit.

Installation of New Well	\$325
Geothermal Well	\$325 Each

Abandonment of Existing Well	\$200	
<u>J. Act 537 Revision.</u>		
Residential	\$1,500	\$2,500
Non-Residential	\$2,500	\$5,000
<u>K. Temporary Construction Trailer.</u>	\$150/year	
<u>L. Fences within all other Use Groups.</u>	\$100	
<u>M. Flood Plain Determination Review.</u>	\$150 plus standard hourly fees of Township Engineer (Reimbursement Agreement Required)	
<u>N. Storage Units placed on-site (PODS or similar).</u> (Only where in accordance with the Zoning Ordinance requirements)	\$75	
<u>O. Solicitation and/or Peddler's Permit.</u>	\$195/person (30 days maximum per Permit)	
<u>P. Unclassified Zoning Permit.</u>	\$195	
<u>Q. Massage Establishment Permit.</u>		
Initial Permit Application	\$275	
Annual License Renewal	\$150	
<u>R. Home Occupation Registration.</u> (Written approval from property owner shall accompany Registration application if the occupant is not the property owner.)	\$50	

SECTION 4. ROAD OCCUPANCY AND STREET OPENING PERMITS.

<u>A. Road Openings.</u> Road openings and excavations in any Township highway, roadway, right-of way, public ally, sidewalk, curb, footpath or bike path, having an improved or unimproved surface	\$275	\$1,200
<u>B. Installation of New Driveway and Alteration of Existing Driveways.</u>	\$100/driveway	\$1,000
<u>C. Roadway Frontage/Storm Drainage Improvement Permit (Grading Permit).</u>	\$250	\$1,000
<u>D. Replacement of Utility Poles.</u>	\$25/pole	

No Permit within Section 3 shall be issued without written approval of the Township Engineer. On-Site Inspections shall be charged at the hourly rate of the Township Engineer.

The applicant shall establish, at the time of substantial completion, a maintenance bond for the entire cost of any roadway restoration. This bond shall be in effect for a period of not less than eighteen (18) months.

Final approval will not be granted for any Road Opening Application, Driveway Application or Roadway Frontage/Storm Drainage Application until final wearing course is installed and inspected and the site is final graded and seeded and written approval of the Township Engineer has been received by the Township.

SECTION 5. GRADING, SOIL EROSION & SEDIMENTATION CONTROL, AND/OR STORMWATER MANAGEMENT PERMIT FEES.

Please refer to "Application Submission Requirements" at the end of the Fee Schedule.

A. Single or Multi-Family Residence, Structure, Addition, Building, etc. WHEN NOT part of a Land Development Application. (This Section shall include Residential Swimming Pools).

	<u>Non-Refundable Application Fee</u>	<u>Escrow</u>
<u>0 to 499 SF of Impervious Coverage</u>	N/A	N/A
<u>500 to 999 SF of Impervious Coverage</u>		
Stormwater Permit Fee	\$250	\$1,250
<u>Greater than 1,000 SF of Increased Impervious Coverage</u>		
Stormwater Permit Fee	\$250	\$3,000
Erosion & Sediment Control Permit	\$100	N/A

A Stormwater Operations and Maintenance (O&M) Fund contribution of \$1,666 shall be required for all Projects that create impervious coverage greater than 999 SF, unless a Fee is otherwise determined by the Township due to the size of the Project.

4,000 SF or greater of Earth Disturbance with or without any increase in Impervious Coverage

Grading Permit Fee	\$250.00	\$3,000
Erosion & Sediment Control Permit	\$100.00	N/A

B. Single or Multi-Family Residence, Structure, Addition, Building, etc. WHEN Part of a Subdivision or Land Development.

When having an Approved Erosion, Sediment and Stormwater Control Plan as Part of the SD/LD Approval

Stormwater Permit Fee	N/A	N/A
Erosion & Sediment Control Permit	N/A	N/A

Applicant shall have a Stormwater Operations & Maintenance Agreement in place with the Township with a O&M Fund contribution to be calculated by the Township Engineer.

When having an Approved Erosion, Sediment and Stormwater Control Plan, but the House Size and/or Location or Ownership has Changed or the Approved Plan Requires an On-Lot System

Stormwater Permit Fee	\$100	\$2,000
Erosion & Sediment Control Permit	\$100	N/A

Applicant shall have a Stormwater Operations & Maintenance Agreement in place with the Township and an O&M Fund contribution to be calculated by the Township Engineer.

C. Disturbance of any Area over 1,000 sf (Except for Agricultural Purposes) Where a Stormwater Management Permit is NOT Required. (excavation/filling/stripping clearing of land/similar operations).

	<u>Non-Refundable Application Fee</u>	<u>Escrow</u>
Stormwater Permit Fee	N/A	N/A
Erosion & Sediment Control Permit	\$100	N/A

D. Non-Residential Development.

Stormwater Permit Fee	\$250 plus	\$5,000 (\$500 per acre)
Erosion & Sediment Control Permit	\$100	\$150 per acre (\$500 min.)

SECTION 6. BUILDING PERMIT APPLICATIONS.

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Where Fees are calculated using Construction Costs, the Township reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1, and S-2.

The Pennsylvania UCC Fee, as prescribed by the Pennsylvania Department of Labor and Industry, plus any Administrative Fee shall be added to all Building Permits.

All Building Permit Applications that propose a change to either the existing footprint or Use of any structure on the site in question shall be subject to a Zoning Permit and all applicable Zoning Permit Fees in addition to the Building Permit fees.

A. New Construction and Additions.

Use Groups R-3 and R-4	\$130 plus \$0.50 per s.f. of GFA
Plan Review Use Groups R3 and R4	\$0.25 per s.f. of GFA

All other Use Groups	\$195 plus \$0.50 per s.f. of GFA
Plan Review All Other Use Groups	\$0.50 per s.f. of GFA

B. Alterations/Fit-out of Existing Space.

Use Groups R-3 and R-4	\$68 plus \$0.25 per s.f.; Min \$130
Plan Review Use Groups R3 and R4	\$0.25 per SF of GFA

All other Use Groups	\$130 plus \$0.25 per s.f.; Min \$195
Plan Review all Other Use Groups	\$0.50 per SF of GFA

C. Demolition.

Use Groups R-3 and R-4	\$68 plus \$0.25 per s.f.; Min \$130
All other Use Groups	\$130 plus \$0.25 per s.f.; Min \$300

D. Accessory Structures.

Uncovered Decks or Patios	\$0.30 per s.f. with a Minimum Fee of \$100
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(Individual applications for covered decks and covered patios shall be classified as an Addition. Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall shall require a Zoning Permit only.)

Sheds, Detached Garages, Pole Barns, and Temporary Buildings (>1500 s.f.) See Section 5. A (Sheds, Pole Barns, and Temporary Buildings less than fifteen hundred square feet (<1500 s.f.) shall require a Zoning Permit only. Sheds, Pole Barns, and Temporary Buildings over fifteen hundred square feet (>1500 s.f.) shall be considered New Construction.)

E. Use and Occupancy Certificate (New construction and changes in existing Use and Occupancy).

Each individual unit requires a Use and Occupancy Certificate (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)

Use Groups R-3 and R-4

New Structures and Multi-Family Dwellings	\$100 per dwelling unit
Additions and Detached Accessory Uses	\$50
Temporary Use and Occupancy Certificate for New Construction	\$200
Copy of Use and Occupancy Certificate or Letter	\$25 per Copy after original is issued.

All Other Use Groups

New Structure/Fit-Out/Renovations <2,000 s.f.	\$200
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2,001 to 6,000 s.f.	\$350
>6,000 s.f.	\$500
Temporary Use and Occupancy Certificate for New Construction	\$200 per unit
Copy of Use and Occupancy Certificate or Letter	\$25 per copy after original is issued.

F. Miscellaneous Renovations. 3% of Construction Cost
Includes all applications not covered elsewhere within this Resolution.

G. Roof Replacement.
Commercial and Residential \$130

H. Stucco Remediation.
Use Groups R3 and R4 \$130
All other Use Groups \$200

I. Swimming Pools (Pool fencing is included within permit cost) (New Item).
Above Ground/In ground \$25 for the first \$1000 of construction cost plus \$10 for each additional \$1000 of construction cost, or portion thereof, with a minimum fee of \$250

Use and Occupancy Permit for Swimming Pools \$75

	<u>Non-Refundable Application Fee</u>	<u>Escrow</u>
<u>J. Blasting Permit.</u>	\$300	\$1,200

Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal, and Township Engineer.

K. Storage Tanks (Non-Residential Aboveground/Underground).
Tank Removal(Underground) \$100 per tank
Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

L. Storage Tanks (Residential Aboveground/Underground).
Tank Removal(Underground) \$50 per tank
Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

M. Fireplaces.
Masonry Fireplaces \$100
Pre-manufactured fireplace inserts/Wood Stoves \$50

N. Elevators. \$100.00 each
Certificate of approval from PA Department Labor and Industry shall be provided to the Township.

O. Industrialized Housing (Mobile Home) Units Installation.
Permanent Residential \$150 per unit
Temporary Residential \$50
(When associated with an application for a single family detached dwelling.)

P. Solar Energy System.
Where structural modifications ARE NOT required to existing structures \$100
Where structural modifications ARE required to existing structures See Part 5B-Alterations

Q. Accessibility Improvements/Review. \$200

R. Temporary Structures.
Seasonal Kiosks

\$50 up to 90 days

PODS or similar storage units

\$100 up to 90 days

Tents, Canopies, Air Supported and Similar Structures
Occupancy Capacity 0 to 100 persons

\$100 for up to 3 days plus
\$10 for each additional day

Occupancy Capacity 101 to 500 persons

\$150 for up to 3 days plus
\$25 for each additional day

Occupancy Capacity Greater than 500 persons

\$200 for up to 3 days plus
\$50 for each additional day

SECTION 7. MECHANICAL PERMIT APPLICATIONS.

All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals. Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1, and S-2.

A. Replacement of Existing Equipment (In kind).

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

Existing Heater (Gas, Electric, Oil) Use Groups R-3 and R-4

\$50

Existing Residential Air Conditioning Unit/Condenser
Use Groups R-3 and R-4

\$50

Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser
All other Use Groups

\$200

Chimney Liner

\$100

B. New Construction (Equipment Installation).

Use Groups R3 and R4

Heater (Gas, Electric, Oil) and/or Air Conditioning Unit/Condenser

\$65.00 for the first \$1,000 of
construction cost plus \$32 for each
additional \$1,000 of costs with a
minimum fee of \$150

All other Use Groups

Heater (Gas, Electric, Oil) or

\$100.00 for the first \$1,000 of
construction

Air Conditioning Unit/Condenser

Cost plus \$20 for each additional
\$1,000 of costs with a minimum fee
of \$75 per unit

C. Alterations to Existing HVAC Systems (Re-Alignment of Ductwork Only).

Use Groups R-3 and R-4

\$50

All other Use Groups

\$100

D. Commercial Kitchen Exhaust System.

\$250

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a

qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.

E. Miscellaneous Renovations.

3% of Construction Cost

Includes all applications not covered elsewhere within this Fee Schedule.

SECTION 8. PLUMBING PERMIT APPLICATIONS.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1, and S-2.

When a Plumbing Permit is required to connect to the public sewer system, the applicant is required to present to the Township written proof that the Sewer Authority has approved the application and all fees have been paid. A final inspection of plumbing work is required if the work site is already connected to the public sewer system.

A. New Construction and Alterations.

Use Groups R-3 and R-4

\$150 for first seven (7) fixtures
\$20 for each additional
\$150 Min. per new dwelling unit

All other Use Groups

\$200 for first seven (7) fixtures
\$20 for each additional fixture
\$200 Min. for new systems within all Other Use Groups
(\$100 Min. per new DU within Multi-family Facilities)

B. Hot Water Generator/Domestic Water Heater or Coil.

(New or Replacement)

Use Groups R-3 and R-4

\$50

All other Use Groups

\$60

C. Boiler to Potable Water Tie-In (All Use Groups).

\$30

D. Lawn Sprinkler System to Potable Water Tie-in (including backflow preventer).

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4

\$30

All other Use Groups

\$50

E. Fire Sprinkler System to Potable Water Tie-In.

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4

\$20

All other Use Groups

\$50

F. Circulators Pumps & Sump Pumps (All Use Groups).

Under 2 H.P.

\$20

2 H.P. to 6 H.P.

\$30

6 H.P. and Greater

\$60

G. Sanitary Sewer and Water Laterals.

New Construction

R3 and R4 Uses Sanitary Sewer Lateral

\$100

R3 and R4 Uses Water Lateral

\$100

All other Uses Sanitary Sewer Lateral

\$300

All other Uses Water Lateral

\$300

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral	\$100
R3 and R4 Uses Water Lateral	\$100
All other Uses Sanitary Sewer Lateral	\$250
All other Uses Water Lateral	\$250

H. Interceptors.

All interceptors shall be inspected by the Township Engineer and are to be associated with a Land Development Application with an associated approved Developers Agreement.

I. Industrialized Housing (Mobile Home) Units. \$150 per unit

J. Sewage Holding Tank. \$150

At the time of the Sewage Holding Tank Application the applicant shall execute an Operation and Maintenance Agreement with the Township.

K. On-Site Septic/Wastewater Disposal – Sewage Enforcement Officer (SEO).

In addition to the Permit Application Fee Applicants will reimburse the Township for all Fees paid by the township to the Township Engineer or other professional consultants for all reviews and field inspections. All fees are billed at actual rates based on Engineering/SEO Fee Schedule as adopted by Chadds Ford Township.

Single Family Residential Systems*

	<u>Fee</u>	<u>Escrow</u>
New Installation	\$1,000	N/A
Replacement Tank	\$500	N/A

Multi-Family and Non-Residential*

New Installation or Replacement Tank	\$1,000 for 1 st EDU	N/A
(Replacement Tank (1 EDU=217 gallons/per day))	plus \$200 for each additional EDU	

*Fee includes the application review, 4 soil probes & 2 percolation tests during 1 site visit and system installation observation.

Additional Deep Hole Test Pits and Percolation Tests (>2) \$75 each

Redesign Application Review

Without additional Field Testing	\$500	\$1,000 single family \$2,000 all others
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Septic Tank Replacement \$100

Modifications/Repairs to Existing Systems \$75
(D Box, Broken Lateral etc.)

L. Well Permits.

Installation of New Well	\$325
Abandonment of Existing Well	\$200
Geothermal Well	\$325 per well

M. Miscellaneous Renovations.

Includes all applications not covered elsewhere within this Resolution. 3% of Construction Cost

SECTION 9. FIRE PROTECTION SYSTEMS AND HAZARDOUS EQUIPMENT.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. All other Use groups refer to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1,

R-2, S-1, and S-2.

<u>A. Administrative Fee.</u>	\$68
<u>B. Plan Review.</u>	\$68 per hour
<u>C. Electrical Inspections.</u>	Per Third Party Schedule
<u>D. Miscellaneous Renovations (New Item).</u> Includes all applications not covered elsewhere within this Resolution.	3% of Construction Cost
<u>E. Annual Life Safety Inspection Fee.</u>	\$100

SECTION 10. CONTROL OF ALARMS.

<u>A. Fire Alarm Registration Fee - per Alarm.</u> Fire Alarm Registrations are issued by and through the Fire Marshal and by the Zoning Officer to qualified applicants.	\$25 one-time fee
<u>B. Emergency Alarm Registration Fee - per Alarm.</u> Emergency Alarm Registrations are issued by and through the Chadds Ford Township Police Department to qualified applicants.	\$25 one-time fee
<u>C. Registration Fee for the Operation of an Alarm Business.</u> (Defined as a Central Station/Office for receiving and distributing alarms signals) First year Succeeding years	 \$100 \$50
<u>D. Knox Box Permit.</u> (Permit must also be obtained from Concordville Fire Company)	\$50
<u>E. Pennsylvania Uniform Construction Code Board of Appeals.</u> Application for a Formal Hearing as permitted under 34 PA. Code §403.122(d)	\$500/Initial Hearing
Hearings/Meetings Continued at the Request of the Applicant	\$200/each subsequent Hearing.
Applicant shall be responsible to reimburse the Township for professional fees and costs.	

SECTION 11. PUBLICATIONS AND MAPS AND MISCELLANEOUS.

<u>A. Copies of Township Codes, Comprehensive Plan, and Open Space Plan</u> All the above are available at no cost as downloadable PDFs on the Township website, www.ChaddsFordPA.Gov .	
<u>B. Zoning Map</u> Large Map Small Map	 \$20 \$10
<u>C. Subdivision and Land Development Ordinance.</u>	\$25
<u>D. Comprehensive Plan.</u>	\$25
<u>E. Photocopies.</u> 8½" by 11" (black and white) All other sizes up to 11" by 17" (black and White) 24" by 36" (plan size)	 \$0.25 per page \$1 per page \$6 per page
<u>F. Engineering Services.</u>	See "Part 14" for Fees.

G. Tax Collector Services.

Tax Year Certification - per folio, per tax year requested	\$25
Tax Year Certification (per folio, per tax year requested within 72 hrs. of receipt of request)	\$40
Duplicate Tax Bill – per bill requested	\$25

H. Animal Recovery/Boarding Fees.

Animal boarding/response charges assessed by *Allen Strickler*, Township Animal Control Officer, and/ or *Brandywine Veterinary Hospital* will be passed onto the owner of the animal when the owner can be identified. Reimbursement of said charges shall be made (and payable) to Chadds Ford Township prior to release of the animal back to the owner.

I. Special Event Permit.

\$200 per event

K. Pavilion Rental Fee.

\$75 Residents/\$100 Non-residents

L. Painter's Folly Tours

\$10 per person

M. HARB Permit Application

\$50

SECTION 12. REQUIRED REGISTRATIONS.

A. Business Privilege Tax (see page 1).

\$100 per year

B. Trash Haulers Registration.

\$100 per year

SECTION 13. PROFESSIONAL FEES.

A. BUILDING INSPECTIONS / ZONING DETERMINATIONS / CODE ENFORCEMENT.

Keystone Municipal Services, Inc.

RATES PER HOUR

Zoning Administration, UCC Building Inspection / Plan Review,
Code Department Administrative Support, Code Enforcement Services,
Fire Inspections, Property Maintenance Inspections

\$70.00 per/hr.

Fire Marshal Administration

\$75.00/hr.

B. TOWNSHIP ENGINEER RATES.

Pennoni Associates, Inc

Township Engineer

\$151.00/hr.

Senior Engineer

\$137.00/hr.

Project Engineer

\$129.00/hr.

Staff Engineer

\$126.00/hr.

Associate Engineer

\$112.00/hr.

Field Engineer

\$106.00/hr.

Graduate Engineer

\$106.00/hr.

Engineering Technician II

\$94.00/hr.

Project Coordinator

\$50.00/hr.

Alternate Township Engineer, Yerkes Associates, Inc., a Cirilli Company

Alternate Municipal Engineering

\$127.75/hr.

Alternate Municipal Design Engineer

\$110.25/hr.

C. SEWER AUTHORITY ENGINEER RATES.

Pennoni Associates, Inc.

Authority Engineer	\$133.00/hr.
Senior Engineer	\$133.00/hr.
Project Engineer	\$125.00/hr.
Staff Engineer/Designer	\$123.00/hr.
Associate Engineer	\$109.00/hr.
Field Engineer	\$103.00/hr.
Graduate Engineer	\$103.00/hr.
Engineering Technician II	\$92.00/hr.

D. TOWNSHIP SEWAGE ENFORCEMENT OFFICER RATES.

<u>G D Houtman & Son</u>	
Sewage Enforcement Officer	\$95.00/hr.

E. TOWNSHIP LAND PLANNING SERVICE RATES.

<u>Thomas Comitta Associates, Inc.</u>	
Certified Planner, Town Planner, Registered Landscape Architect	\$180.00/hr.
Senior Planner, Certified Planner	\$155.00/hr.
Certified Planner/Registered Landscape Architect	\$140.00/hr.
Registered Landscape Architect, Certified Planner, ISA Certified Arborist PD-2782A, Certified Park and Recreational Professional	\$140.00/hr.

F. OPEN SPACE, RECREATION, AND TRAILS CONSULTANT.

<u>Brandywine Conservancy</u>	
Director	\$185.00/hr.
Associate Director	\$145.00/hr.
Assistant Director	\$130.00/hr.
Manager	\$120.00/hr.
Planner IV	\$105.00/hr.
Planner III	\$95.00/hr.
Planner II	\$85.00/hr.
Planner I	\$80.00/hr.
GIS Manager	\$90.00/hr.
Administration	\$90.00/hr.
Development Administration	\$95.00/hr.
Educator	\$65.00/hr.

G. SOLCITORS.

<u>Maddren Law Office LLC</u>	
Township Solicitor	\$200.00/hr.
Planning Commission Solicitor	\$200.00/hr.

<u>Donald T. Petrosa, Esquire</u>	
Zoning Hearing Board Solicitor	\$175.00/hr.
Zoning Hearing Board Administration	\$40.00/hr.

H. ELECTRICAL INSPECTION/PLAN REVIEW FEES (Residential and Commercial).

<u>United Inspections Inc.</u>	
Residential New Home Construction, 200 amp, rough & final:	\$200.00
Residential New Home Construction, > 200 amp, rough & final:	\$250.00
Additions/Renovations to Existing Residential Housing:	\$175.00
Residential Swimming Pools:	\$225.00

Temporary Service:	\$100.00
Service—Meter Equip.:	\$100.00 for 100/200 amps, \$200 for 320/400 amps
Septic Pumps/Well Pumps:	\$75.00
Residential Generators:	\$125 < 22KW, \$150.00 for 22KW or larger
Commercial Construction:	Min Fee \$150.00 (1% per \$1000)
Electric Signs, Store signs:	\$100.00, Parking Lot Poles-first pole: \$50.00, each additional pole \$10.00
Plan Review-Commercial:	\$65.00/hr. (minimum 1 hour)
Electrical Administration Fee:	\$40.00
Solar Installations:	\$200.00 < 10KW, \$20.00 per KW, each additional KW over 10
Car Chargers:	\$100.00

Other Residential Electrical Inspections: To Be Determined Upon Plan or Permit Review

*Increased electrical inspection costs are determined upon plan review depending on number of feeders, subpanels, transformers, switches, substations, vaults, motors, welders, furnaces or other commercial electrical fixture or requirement, and increased electrical inspection costs are also determined upon plan review depending on wattage and/ or voltage.

I. SPECIAL CONSULTANTS

Maryann Furlong, Managerial Consultant: \$50/hr.

APPROVED and **ADOPTED**, this 3rd day of April, 2024, by the Board of Supervisors of Chadds Ford Township, Delaware County, Pennsylvania.

TOWNSHIP OF CHADDS FORD BOARD OF SUPERVISORS:



(Township Seal)

- Absent -

Samantha Reiner, Chair

Timothy Trigg
Timothy Trigg, Vice Chair

Kathleen Goodier
Kathleen Goodier, Supervisor

Attest:

Lacey Faber
Lacey Faber, Township Secretary